

050.A

0001

0044.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

613,700 / 613,700

USE VALUE:

613,700 / 613,700

ASSESSED:

613,700 / 613,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		RUSSELL PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ZHANG XUELIANG	Prim
Owner 2:	CHEN SHANSHAN	Prim
Owner 3:		Prim
Street 1:	44 RUSSELL PL	
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER		
Owner 1:	JORDAN MELINDA L -	
Owner 2:	-	
Street 1:	44 RUSSELL PL	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1226 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R6	APTS LOW
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
	No of Units	Depth / PriceUnits
102	Condo	0
	0 Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
102	0.000	613,700			613,700		
Total Card	0.000	613,700			613,700	Entered Lot Size	
Total Parcel	0.000	613,700			613,700		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	500.57	/Parcel: 500.5	Land Unit Type:	

User Acct	250369
GIS Ref	
GIS Ref	
Insp Date	09/27/17
09/27/17	

USER DEFINED	
Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	04:35:08
LAST REV	
Date	Time
07/25/18	15:35:39
mmcmakin	
14773	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JORDAN MELINDA	71247-70	2	6/29/2018		655,000	No	No		
BUBRICK DENA B.	65225-474		4/16/2015		510,000	No	No		
SESHASAI SATWIK	56862-234		5/16/2011		408,500	No	No		
BERNER MARY HAG	45500-356		6/29/2005		420,000	No	No		
HAGERTY MARY M	41477-043		11/21/2003	Family		1	No	No	DEEDED ECL. USE PARKNG 1 CAR
RUSSELL PLACE D	38894-031		4/23/2003		349,900	No	No		DEEDED ECL. USE PARKING 1 CAR

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
9/27/2017		Measured							9/27/2017		DGM	D Mann			
2/5/2004		Inspected							2/5/2004		BR	B Rossignol			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	0 Sq. Ft.	Site	0	0.	0.00	7511													G5	1.					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																		
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: YELLOW				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating:			Other															
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper															
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2															
Year Blt: 2003	Eff Yr Blt:			Location: 1				Lvl 1															
Alt LUC:	Alt %:			Total Units: 1				Lower															
Jurisdct: G5	Fact: .			Floor: 1				Totals RMS: 4 BRs: 1 Baths: 2 HB: 1															
Const Mod:				% Own: 2.559999943																			
Lump Sum Adj:				Name: 1																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.8 %			Exterior: 1	No Unit RMS BRS FL			1	4			1							
Prim Int Wall: 2	- Plaster			Functional: 1	%			Interior: 1															
Sec Int Wall: 1	%			Economic: 1	%			Additions: 1															
Partition: T	- Typical			Special: 1	%			Kitchen: 1															
Prim Floors: 3	- Hardwood			Override: 1	%			Baths: 1															
Sec Floors: 4	- Carpet			Total: 4.8	%			Plumbing: 1															
Bsmnt Flr: 12	- Concrete							Electric: 1															
Subfloor: 1								Heating: 1															
Bsmnt Gar: 1								General: 1															
Electric: 3	- Typical							CALC SUMMARY				COMPARABLE SALES											
Insulation: 3	- Typical							Basic \$ / SQ: 245.00	Rate			Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S								Size Adj.: 0.98939645															
Heat Fuel: 2	- Gas							Const Adj.: 1.04469740															
Heat Type: 15	- H.V.A.C							Adj \$ / SQ: 253.237															
# Heat Sys: 1								Other Features: 56929															
% Heated: 100								Grade Factor: 1.21															
Solar HW: NO	Central Vac: NO							NBHD Inf: 1.45000005															
% Com Wall	% Sprinkled:							NBHD Mod: 1															
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1			Color: 1											
SPEC FEATURES/YARD ITEMS								PARCEL ID				050.A-0001-0044.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									